



## **RC BIOLOGICAL CONSULTING, INC**

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November 29, 2007

Cal McVay, Fire Marshal  
Ramona Fire Prevention Bureau  
105 Earlham Street  
Ramona, CA 92065-1599

Subject: Fire Protection Plan-Short Form for Village Walk Townhomes, APN 282-130-13, TM 5535, in the Community of Ramona

This letter is written in response to a request from the Ramona Fire Prevention Bureau and the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address:

- location
- topography
- geology
- flammable vegetation and
- climate

along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

### **Background Information**

The proposed project is a Tentative Map to subdivide 1.83 gross acres, APN 282-130-13, into fourteen condominium units. The project is located north of Highway 67 (Main Street), on La Brea Street at the intersection of Pala Street, in the Community of Ramona. The project falls within the USGS 7.5' San Pasqual Quadrangle, Township 13 South, Range 1 East, Sections 21 and 16 (Figures 1 and 2). The project is located within a Local Responsibility Area (Figure 3).

Access will be provided by La Brea Street and Robertson Street, and a proposed private driveway to individual proposed condominiums (Figure 4). Water will be provided by the Ramona Municipal Water District. Fuel modification will be contained within the project site for proposed parcels except where it would extend off-site into existing fire clearing and developed area for existing residences to the east and west, existing commercial development to the south. Fuel modification will extend offsite to the north onto undeveloped land. The undeveloped land to the north is continuous ownership with the proposed project and weed abatement is conducted regularly.

The project site is located within the Santa Maria Valley and is generally flat, as well as the surrounding area. Elevations on-site range from 1420 feet above mean sea to 1416 feet above mean sea level.

The site is surrounded by development on the east, south and west sides. The property is largely undeveloped but the site has some existing disturbance including a small disturbed area and existing dirt trails.

Average yearly rainfall in the Community of Ramona is approximately 18 inches per year with a wet season spanning part of October through March and a dry season spanning April through early October ([www.noaa.gov](http://www.noaa.gov)).

## **Fire Related Issues**

1. **Water Supply.** Water is provided by the Ramona Municipal Water District.
  - a. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B. The hydrant shall be of a type and design acceptable to the Ramona Fire Prevention Bureau and shall have one (1) four inch and two (2) two and one half inch outlets (4'', 2-1/2'', 2-1/2''). Minimum fire flow in Wildland-Urban Interface is 2500 GPM.
2. **Fire Access Roads.**

**Dead Ends:**

  - a. The proposed private driveway to individual condominiums can be entered and exited from both La Brea Street and Robertson Street; therefore the project does not propose dead ends.

**Width:**

  - a. The proposed single-family residential driveway serving more than two single-family dwellings has a minimum improved width of twenty-four feet (24').

**Grade:**

  - a. The grade of La Brea Street is less than 20 percent and already constructed.
  - b. The grade of proposed private driveway is less than 2 percent and the angle of approach does not exceed 12 percent.
  - c. The minimum radius bend for roadways and driveways shall be 28 feet.

**Surface:**

- a. La Brea Street is currently improved with Asphaltic concrete.
- b. The project proposes to improve Pala Street between Robertson Street and La Brea Street, the intersection of Robertson Street and Pala Street, and the length of Robertson Street from Pala Street to the northeast property boundary. The proposed roadways shall be improved with Asphaltic concrete although not required by slope.
- c. The proposed private driveway shall be improved with Asphaltic concrete although not required by slope.
- d. The proposed driveways shall be improved with an approved paved surface suitable for travel by a 50,000 lb fire apparatus.

**Maintenance:**

- a. Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project must also be maintained in compliance with fire codes in perpetuity. The ultimate responsibility for conformance regarding on-going maintenance of maintaining driveways, gates and signs on their own parcel lies with the landowner as identified on the County Tax Assessor records. Maintenance will be funded by the property owner. Failure to maintain the property in compliance with fire codes subjects owners to potential fines, and enforced abatement by the District or the County, with charges, including administrative costs and penalties, lien against the property.
3. **Building fire-resistance and ignition:** Both “Basic and Enhanced” construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
  4. **Fire Protection Systems:** All condominiums will have residential fire sprinklers per County Fire Code Section 1003.2.
  5. **Fire Protection Equipment:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
  6. **Defensible Space:** A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17. Fire clearing overlaps with existing development on the west, east and south. Robertson Street on the north will have an average developed width of approximately 40 feet as a result of the improvements the project will be implementing. The fuel management adjacent to the north side of the road would be 10 feet in conformance with the Consolidated Fire Code. Units 8 and 9 are set back approximately 25 feet from the south side of the developed portion of Robertson Street, also identified as the official centerline.

As a result, the combination of the setback, the developed portion of Robertson Street and the fuel management for the road results in 75 feet of fuel management. The property to the north is continuous ownership and the applicant can grant themselves an easement for fuel management for the additional 25 feet of clearance. However 75 feet would be adequate due to the short flame lengths associated with grass fires.

7. **Vegetation Management:** Prescribed Defensible Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity. Maintenance will be funded by the property owner. Failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.
8. **Fire Behavior Computer Modeling:** Computer Fire Behavior Model not required for this project per County Fire Marshal.

Sincerely,

Robin Church      11/29/2007  
Robin Church      Date  
Principal

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Steve Powell      Date  
LB Village Investments, LLC.  
Member

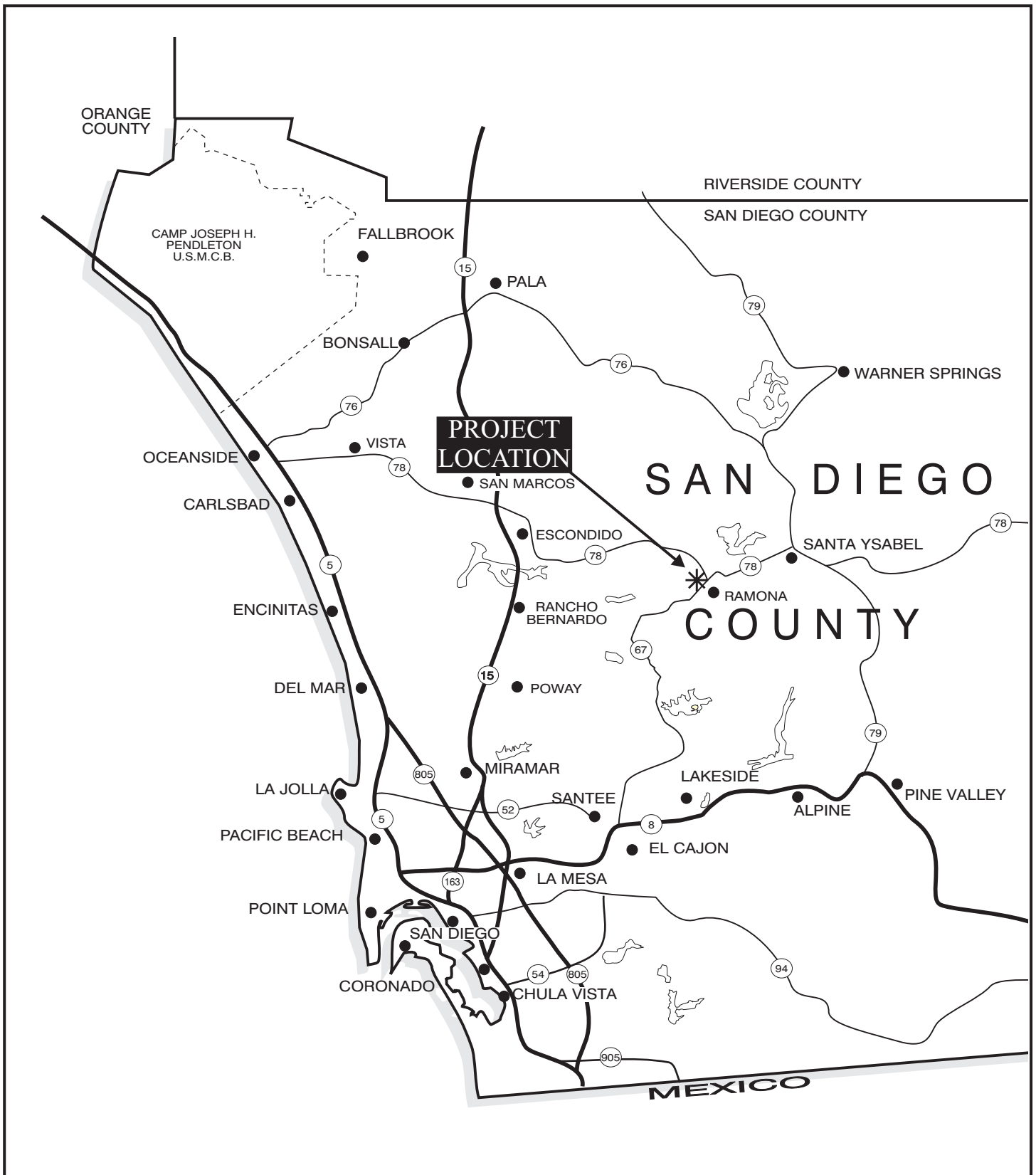
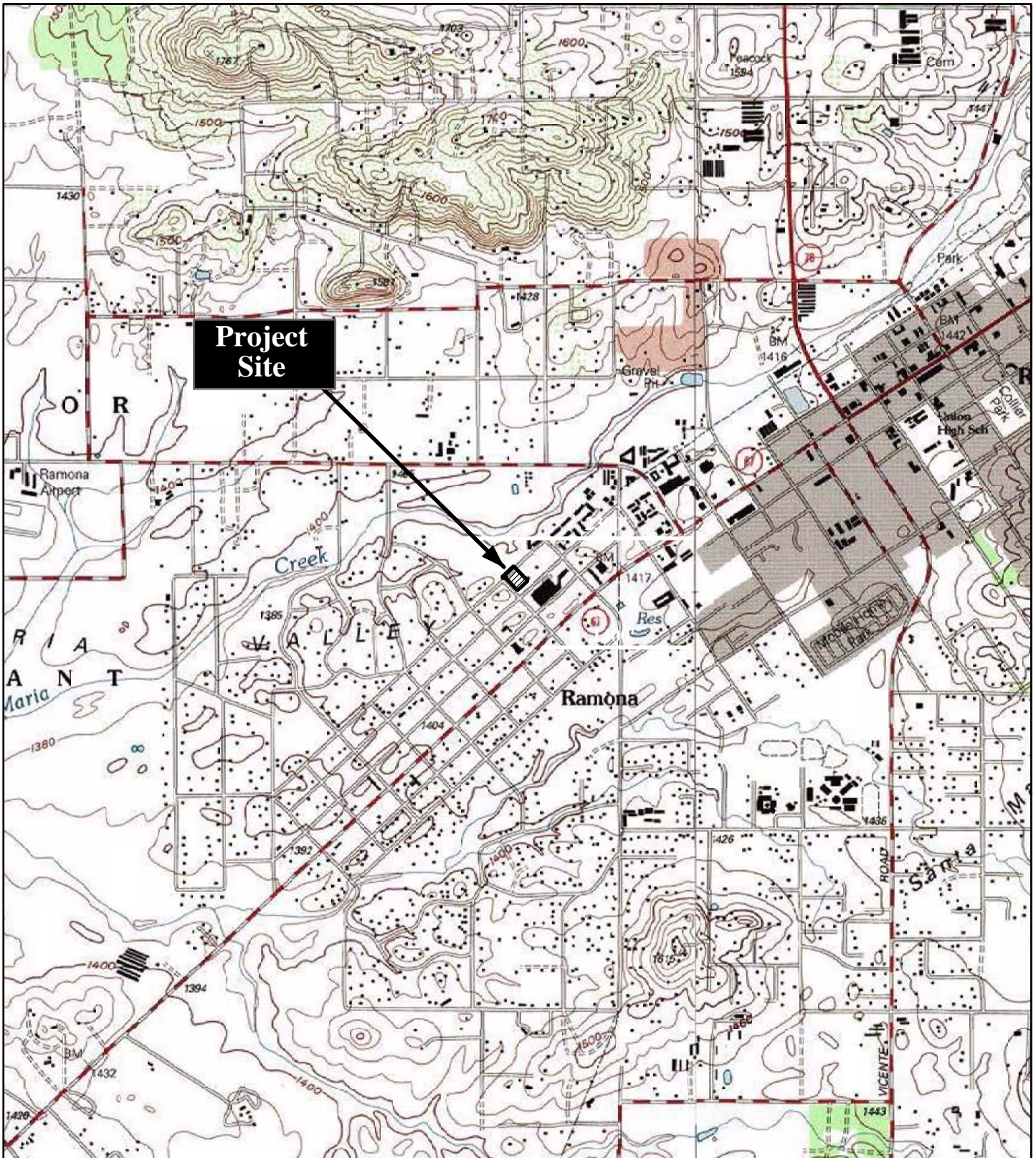


Figure 1  
Regional Location Map

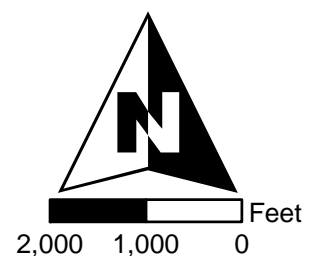




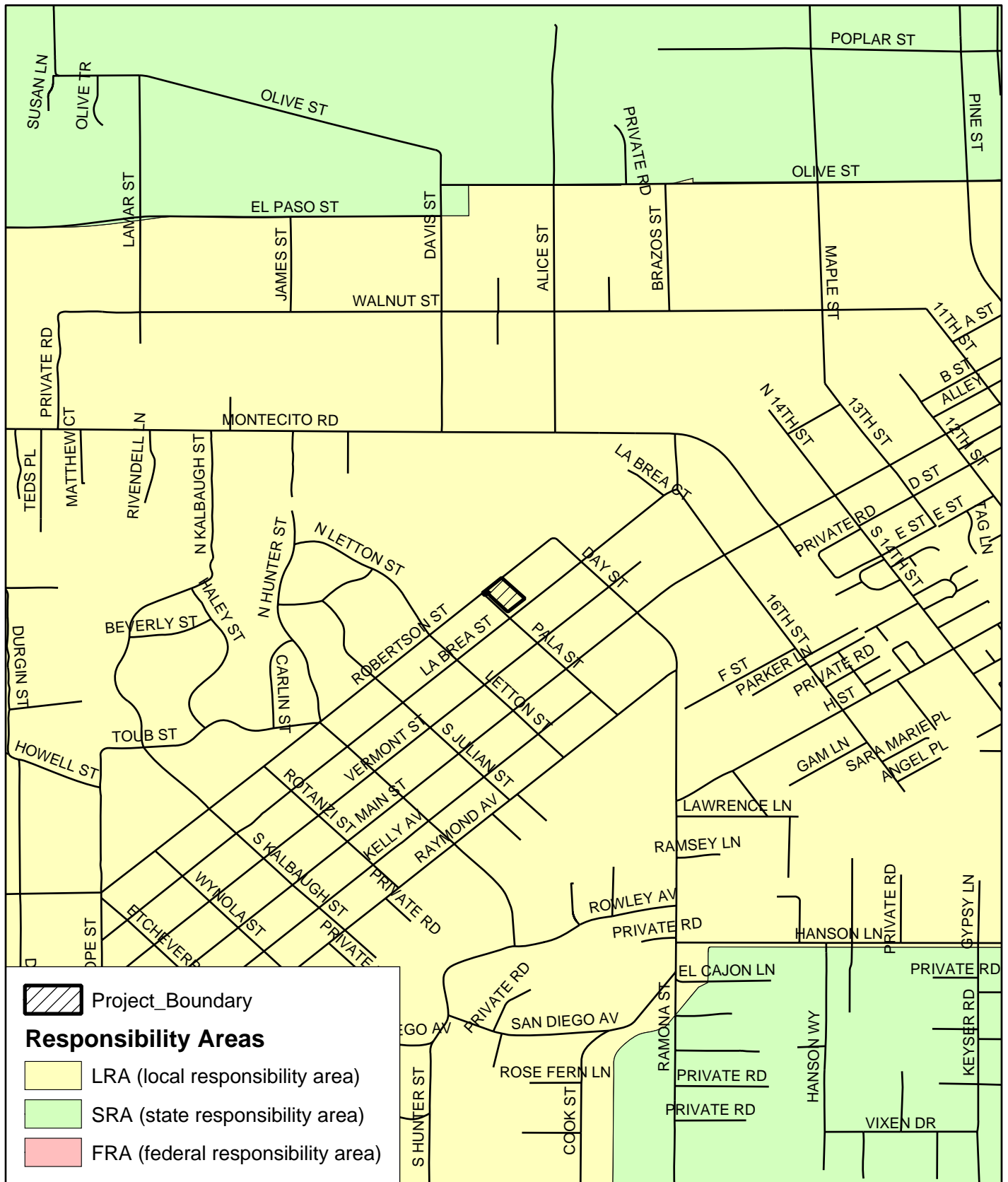


Source: USGS 7.5' San Pasqual Quadrangle

**Figure 2**  
**Project Location**  
**Village Walk Townhomes**  
**APN 282-130-13, TM 5535**

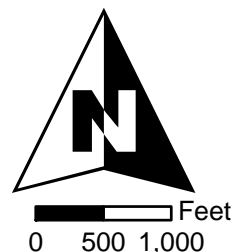






Source: <http://frap.cdf.ca.gov/>

**Figure 3**  
**Responsibility Area Map**  
**Village Walk Townhomes**  
**APN 282-130-13, TM 5535**



## COUNTY OF SAN DIEGO TRACT 5535

